

NCB 34552, BLOCK, LOT P-1

LOCATION MAP

N.T.S.

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

NAME & ADDRESS OF OWNERS WITHIN 200'

1 LAREDO SONOMA RANCH, LTD 15102 JONES MALTSBERGER, STE 101

SAN ANTONIO, TX. 78247

- 2 CEDAR CREEK JOINT VENTURE 13455 NOEL RD STE 2000
- 3 MEDALLION, LTD 6929 CAMP BULLIS RD SAN ANTONIO, TX. 78256
- (4) CLAYTON M DAYOC & REBECCA CRUM 15723 LUNA RIDGE HELOTES, TX. 78023
- 5 BRIAN K &AMANDA GROOVER & LARRY A BIGGERS

HELOTES, TX. 78023

- 6 JENNIFER A & CRAIG S WILLIAMS 15710 LUNA RIDGE HELOTES, TX. 78023
- 7 PHILLIP A & MARTHA F MIDDLETON 15625 PORTALES PASS HELOTES, TX. 78023
- (8) SIERRA GEN CONSTRUCTION, LTD 15102 JONES MALTSBERGER, STE 101 SAN ANTONIO, TX. 78247
- 9 GREGORY J & DEBRA K TEMPLE 3642 EAGLE CANYON DR SAN ANTONIO, TX. 78247
- (10) KENT A & SHERI L JANES 414 CANDELARIA EAGLE CANYON DR HELOTES, TX. 78023
- CITY OF SAN ANTONIO PO BOX 839966 SAN ANTONIO, TX. 78283
- (12) BANDERA RD COMMUNITY CHURCH 9355 BANDERA RD STE 124 SAN ANTONIO, TX. 78250

OWNER: THRIFT TRACT ANNEX USAGE: FARM/RANCH NCB 34549, LOT P-11B PROPOSED 100-YEAR NCB 34552, LOT P-2E FEMA FLOOD PLAIN OWNER: THRIFT TRACT ANNEX USAGE: FARM/RANCH CB 4549 P-4A, CB 4550 P-IB CB 4552 P-2C & CB 4562 P-2C (177.0026 AC) ABS 1259 OWNER! CEDAR/JOINT/VENTURE USAGE: RESIDENTIAL 135' CPSB ELEC. EASEMENT (VOL. 5723, PCS. 901-909 D.P.R.) 200' NOTIFICATION LIMIT LINE N45'40'02"E 330.41" SONOMA RANCH, UNIT 4B PLANNED UNIT DEVELOPMENT SINGLE FAMILY EXISTING FEMA 100 YEAR FLOODPLAIN PROPOSED 100-YEAR FEMA FLOOD PLAIN SONOMA RANCH, UNIT 3B PLANNED UNIT DEVELOPMENT SINGLE FAMILY (VOLUME 9557, PGS. 55-63 D&P) PUEBLO PINTADO \$52°03'45"W 101.01' S7577'32"W 97.79' CB 4547 P-1A, CB 4549 P-IE A-1259 \$35°31'04"W CB 4556 P-3C A-1122 OWNER: CEDAR JOINT VENTURE USAGE: RESIDENTIAL PROPOSED 100-YEAR 🛬 FEMA FLOOD PLAIN SØNOMÅ RANCH, UNIT IB PLANNED UNIT DEVELOPMENT SINGLE FAMILY CB 4547 P-2C, CB 4544 P-1A, & CB 4550 P-1 (VOL. 8338, PGS. 1626-1754) OWNER: BANDERA ROAD COMMUNITY CHURCH

PHASE/	ESTIMATED	LAND USE	GROSS	No. OF	DENSITY
UNIT	COMPLETION DATE		AREA (Ac.)	BUILDABLE LOTS	(LOTS/Ac.)
1	AUGUST 2002	SINGLE FAMILY RESIDENTIAL	18.78	55	2.9
2	AUGUST 2004	SINGLE FAMILY RESIDENTIAL	56.79	166	2.9
3	APRIL 2005	SINGLE FAMILY RESIDENTIAL	22.71	32	1.4
4	JUNE 2005	SINGLE FAMILY RESIDENTIAL	29.37	90	3.1
		TOTALS/AVERAGE	127.65	343	2.7

- 1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS
- STREETS ARE LOCAL TYPE "A" 50' PRIVATE STREETS UNLESS OTHERWISE INDICATED. 3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM. 4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.

5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY

- SEC 35-3339. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
- 8. ALL PROPERTY SHOWN AS GREENBELT/COMMON AREA WILL BE PASSIVE OPEN

9. SIDEWALKS TO BE INSTALLED PER UDC ARTICLE 5, DIVISION 2:35-506(Q)

ENVIRONMENTAL RECOMMENDATIONS:

1. THAT THE CAVES REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC 34-920(b) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CAVE MAY BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY;

2. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM;

- A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE
- WITHIN THE AREA BEING CONSIDERED. B. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS; C. A LETTER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY APPROVING EACH WATER POLLUTION D. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
- 3. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION. 4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS); 5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL
- WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW. 6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
- 7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (210) 490-3096 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.

8. THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

		TOTALS / AVERAGE	127 65	343	2.7
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2	AUGUST 2004	SINGLE FAMILY RESIDENTIAL	56.79	166	2.9
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PHASE/ UNIT	ESTIMATED COMPLETION DATE	LAND USE	AREA (Ac.)	BUILDABLE LOTS	(LOTS/Ac.)

1. ALL INTERNAL STREETS WITHIN THE P.O.A.D.P. LIMITS

2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY

4. PROPERTY IS LOCATED WITHIN KYLE SEALE RANCH

5. THE BEARINGS FOR THIS SURVEY ARE BASED ON

1,325 ACRE TRACT DEVELOPMENT RIGHTS PERMIT AREA,

THE DEED OF THE 735.3 ACRE TRACT AS RECORDED IN

ARE LOCAL TYPE "A" W/A 50' R.O.W. 30' PAVEMENT

AND 2-10' PARKWAYS, EXCEPT AS NOTED.

VOLUME 8338, PAGES 1626-1754 O.P.R.

UNIT 1 = CONSTRUCTION WILL BEGIN BY OCTOBER, 2002.

APPROVED BY THE PLANNING COMMISION

DEVELOPMENT PHASING:

OF THE CITY OF SAN ANTONIO

3. PROPERTY IS WITHIN THE EDWARDS AQUIFER

OF SAN ANTONIO.

RECHARGE ZONE.

PERMIT NO. 238.

UNIT 2 = JUNE 2003

PUD PLAN NO.:

CHAIRMAN:

SECRETARY:

UNIT 3 = AUGUST 2004

UNIT 4 = JANUARY 2005

1 NON-ACCESS 20' BUILDING SETBACK PROPERTY LINE 1 NON-ACCESS

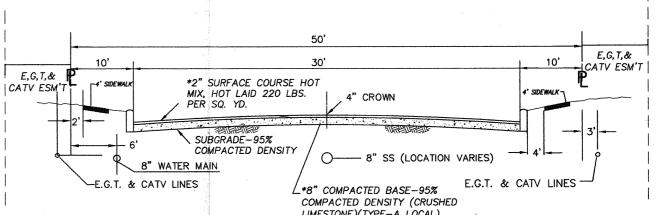
ENTRANCE INTO UNIT 1

CEDAR CREEK SOUTH UNIT I, II, III, & IV **OPEN AREA CALCULATIONS**

(IN ACRES)

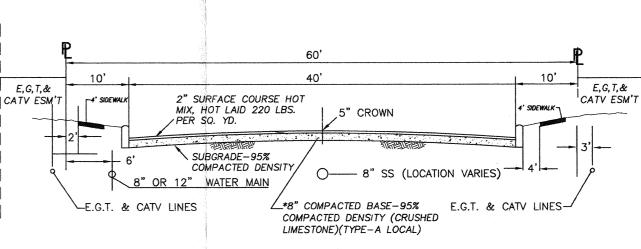
(III HORES)						
Description	UNIT I	UNIT II	UNIT III	UNIT IV	TOTAL	9. UPDATED ADJACENT PROERTY OWNER INFORMATION.
No. of Lots	55	166	32	90	343	
Gross Area	18.78	56.79	22.71	29.37	127.65	CF
Building Coverage	2.90	8.76	1.69	4.75	18.10	
Other Coverages						
a. Streets	2.91	6.88	1.88	2.9	14.57	
b. Sidewalks	0.53	1.50	0.43	0.69	3.15	MASTER
c. Driveway	0.91	2.74	0.52	1.49	5.66	
d. 50% Drain	0.07	0.41	0.00	0.24	0.72	THIS PLAN AN
Total Coverages	7.38	20.29	4.52	10.07	42.26	COMMISSION
Open Spaces						A 127.65 ACRE
a. Greenbelts/buffers	1.50	8.41	9.95	3.68	23.16	RECORDED IN VO OF LAND DESCRI
b. Residential Lots	8.94	25.27	7.73	14.36	56.68	PUBLIC RECORDS
c. 50% Drain	0.07	0.41	0.00	0.24	0.72	SURVEY NO. 1, 7 ABSTRACT 540,
d. Parkway	0.95	2.05	0.51	1.02	4.53	COUNTY BLOCK
Total Open Space	11.46	36.14	18.19	19.30	85.09	

Open Space Ratio = $\frac{85.09}{127.65} \times 100 = 66.66\%$



LIMESTONE)(TYPE-A LOCAL) STREET CROSS-SECTION (50' R.O.W.)

* PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT BY INTERGRATED TESTING AND ENGINEERING COMPANY



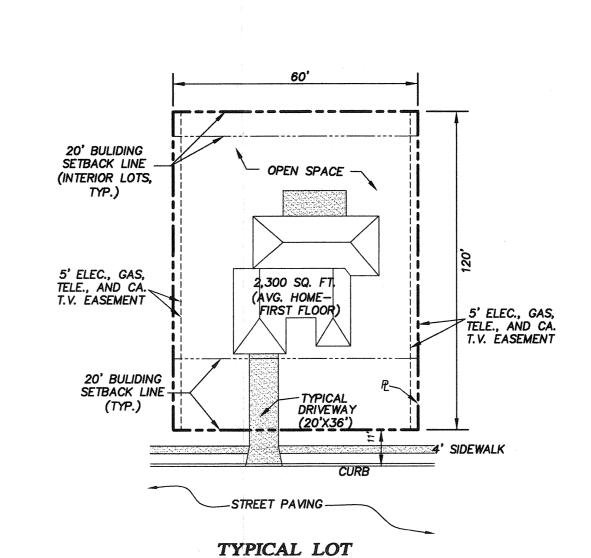
STREET CROSS-SECTION (60' R.O.W.)

1) THE BEARINGS ARE BASED ON A 753.3 ACRE TRACT OF LAND DESCRIBED IN

INSTRUMENT RECORDED IN VOLUME 8338, PAGES 1626-1754 OF THE OFFICIAL PUBLIC

* PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT BY INTERGRATED TESTING AND ENGINEERING COMPANY

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



(60° X 120°) (NOT TO SCALE)

OUTLINE OF AMENDMENT 1. DELETED SMALL CUL-DE-SAC STREET "L LOCATED WITHIN THE INNER BLOCK OF THE EASTERN PORTION OF UNIT-2 NORTH OF STREET

"J". DELETED SMALL CUL-DE-SAC STREET "P" LOCATED WITHIN THE WESTERN PORTION OF UNIT-3 NORTH OF STREET "Q." 2. ELIMINATED THE HORIZONTAL CURVATURE AT STREET "J" TO SIMPLIFY THE GEOMETRY OF THE

EXTENDED STREET "Q" TO PROVIDE A MORE EFFICIENT ARRANGEMENT OF LOT LAYOUT. 3. ADDED ONE LOT TO UNIT II FROM UNIT IV TO

ROAD, TO IMPROVE TRAFFIC CIRCULATION AND

4. OVERLAY THE OPEN SPACE AREA AT LOT 116 THE NORTHWEST SIDE OF THE PROPERTY WITH ADDITIONAL RESIDENTIAL LOTS.

HAVE A BETTER LINE DIVISION BETWEEN THE TWO

. CORRECTED SUMMATIONS OF DATA IN THE OPEN AREA CALCULATIONS TABLE THAT WERE ERRONOUS IN THE PREVIOUS PLAN.

6. UPDATED OPEN SPACE RATIO FROM THE CORRECTED DATA.

ADDED APPROVED STREET NAMES AND ADJUSTED LOT AND BLOCK NUMBERS BASED ON 8. CORRECTED THE SHADING ON 60' LOCAL TYPE

"B" PRIVATE STREET AND GREENBELTS.

SENSITIVE GEOLOGIC FEATURES:
THE FOLLOWING IS A GEOLOGIC FEATURE WHICH WAS IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON MAY 30, 2002 AND WAS DETERMINED TO BE "SENSITIVE":

FEATURE S-1 IS AN EXISTING SANITARY LINE

PROPERTY OWNER KEY

(SEE SUMMARY THIS SHEET)

LOCAL TYPE "B" STREET 60' R.O.W., 40' PAVEMENT AND

2 ~ 10' PARKWAYS

FEATURE S-2 AND S-3 ARE FAULT ZONES

DENTIFIED THROUGH FIELD INVESTIGATION AND AERIAL PHOTOGRAPH REVIEW

FEATURE S-6 IS A FRACTURED ROCK ZONE THAT DOES NOT HAVE A DOMINANT TREND FEATURE S-8 IS A WATER WELL OPERATED BY

S-9

S-10 FEATURE S-9 THROUGH S-11 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR FEATURE S-12 IS A SINKHOLE THAT IS FILLED /WITH LEAF LITTER, SOIL, AND SOME LOOSE ROCK. THERE IS NO EXPOSED RIMROCK. A LOW SOIL BERM IS PRESENT ALONG A PORTION OF THE SINKHOLE RIM, WHICH SUGGESTS A POSSIBLE MANMADE ORIGIN. MINOR HAND

EXCAVATION REVEALED CLAYEY SOIL WITH FEATURE S-13 NAD S-14 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR

FEATURE S-15 IS A MAN MADE CLOSED DEPRESSION CREATED BY QUARRYING ROCK

FEATURE S-16 IS A ZONE OF CLOSED DEPRESSIONS CREATED BY STREAM SCOUR

FEATURE S-17 APPEARS TO BE A NARROW

S-18 FEATURE S-18 AND S-19 ARE CLOSED

DEPRESSIONS CREATED BY STREAM SCOUR

SAN ANTONIO WATER SYSTEM SAN ANTONIO WATER SYSTEM

GAS AND ELECTRIC: CITY PUBLIC SERVICE TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

> PAPE-DAWSON ENGINEERS ENGINEER: 555 E. RAMSEY

SAN ANTONIO, TX 78216 OFFICE: (210) 375-9000 (210) 375-9010

DEVELOPER: LAREDO SONOMA RANCH, LTD. 15102 JONES MALTSBERGER, SUITE #101 SAN ANTONIO, TEXAS 78247

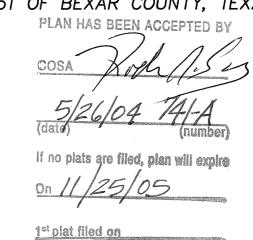
AMENDMENT TO CEDAR CREEK SOUTH (UNITS 1, 2, 3 & 4)

SANITARY SEWER:

MASTER DEVELOPMENT & P.U.D. PLAN

THIS PLAN AMENDS PUD PLAN NO. 02-014 APPROVED BY THE PLANNING COMMISSION ON JANUARY 22, 2003

A 127.65 ACRE TRACT OF LAND OUT OF A 121.4 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8899, PAGES 656-661 AND A SMALL PORTION OUT OF THE 735.3 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8338, PAGES 1626-1659 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE H.E. & W.T.R.R. CO. SURVEY NO. 1, ABSTRACT 933, COUNTY BLOCK 4552, THE JESUS MARTINEZ SURVEY NO. 423, ABSTRACT 540, COUNTY BLOCK 4550 AND THE CALEDONIO CADENA SURVEY NO. 422, ABSTRACT 186, COUNTY BLOCK 4551 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY SAN ANTONIO TEXAS 78216

JOB NO. 5481-08